From: So Kim
Sent time: 02/20/2018 08:30:48 AM
To: Jill Martin <jmartin@trumpnational.com>
Cc: Lili Amini <lamini@trumpnational.com>; Ara Mihranian; Elena Gerli <egerli@awattorneys.com>; Ron Dragoo
Subject: RE: Vesting Tentative Tract Map 50666
Attachments: Incomplete (2-20-2018).pdf

Hi Jill,
This email is in response to the parkland fee requirements. In further reviewing the Trump National Development Agreement, we agree that the parkland fee will be considered satisfied provided all appropriate dedications and improvements are made.

11.7. Satisfaction of Park Fee Requirements. In consideration of the dedication and improvement of three parks on the Property and the agreement set forth in Exhibit E that the owner of the golf course parcels shall maintain said parks and other areas specified in that agreement, Developer shall be deemed to have satisfied all park requirements of City, and no further park fees, exactions or dedications shall be applicable to the development of the Project.

Attached is the updated incomplete letter without the parkland fee requirement. The Public Works Dept review of the Final Tract Map and conditions of approval are currently pending. Please contact Ron with any questions on these items.

As for an updated Development Agreement, I will get back to you.

Sincerely,
So Kim, AICP
Deputy Director/Planning Manager
Community Development Department
City of Rancho Palos Verdes
www.rpvca.gov
(310) 544-5222

From: Latonya Vincent [mailto:lvincent@trumpnational.com]
Sent: Thursday, February 15, 2018 10:23 AM
To: So Kim <SoK@rpvca.gov>
Cc: Jill Martin <jmartin@trumpnational.com>; Lili Amini <lamini@trumpnational.com>
Subject: Vesting Tentative Tract Map 50666

So,

Please see the attached letter dated February 15, 2018.

Thank you,

LaTonya Vincent
Executive Assistant to Jill A. Martin, Esq. and Matthew J. Cute, Esq.
Trump National Golf Club Los Angeles
One Trump National Drive | Rancho Palos Verdes, CA | 90275
Phone: 310.303.3270 | Fax: 323.282.3629
www.trumpgolf.com | www.trumpnationallosangeles.com

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SENT VIA EMAIL

CITY OF RANCHO PALOS VERDES

February 20, 2018

Lili Amini
General Manager, Trump Nat'l Golf Club
One Trump National Drive
Rancho Palos Verdes, CA 90275

SUBJECT: VESTING TRACT MAP NO. 50666 – FINAL MAP REVIEW (SUB2017-00001)

Dear Lili:

Thank you for submitting a letter in response to the previous incomplete letter. Pursuant to State Law, staff has completed the preliminary review of your application within the prescribed 30-day period. Unfortunately, due to missing information and/or inconsistencies between the project plans and submitted application, it has been determined that the application is incomplete.

The attached list of **Additional Information/Requirements** details information that must be supplied and/or complied with before the City can deem your application complete and begin processing. Please be aware, as this project is processed, it may lead to a need to clarify or supply new information based upon staff's comments and your responses to staff.

Please be advised, according to State law, once the additional information is submitted, a new 30-day period in which to determine if the revised application is complete will commence. To help expedite this review, all of the information should be submitted at one time. Additionally, it would also be helpful if you could also summarize how all of the items have been addressed in letter format, as this will help staff expedite further reviews.

If you have questions, or would like to discuss your project in further detail, I would be happy to schedule a meeting to go over the incomplete items. Please feel free to contact me at (310) 544-5228 or sok@rpv.com.

Sincerely,

So Kim
Deputy Director/Planning Manager

cc: Selim Sawaya, selim@sawayaeng.com
Jill Martin, jmartin@trumpnational.com
Ara Mihranian, Community Development Director
Project File

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Additional Information/Requirements:

A preliminary review of the submitted application has determined that the following additional information is needed towards achieving completeness:

Mitigation Measures (Resolution No. 2005-62)

1. [B-2] Coastal Sage Scrub habitat shall be revegetated (0.6 acres). Revegetated habitat should be suitable for forage, cover and nesting by coastal California gnatcatchers. Please submit a site plan showing the proposed area for revegetation for review and approval. Please note that the application will not be deemed complete until the 0.6 acres of the habitat is revegetated.

Vesting TTM No. 50666 Rev "Y" (Resolution No. 2005-143)

2. [A7 & Resolution No. 2008-85 A4] The applicant shall enter into an agreement with the City, subject to approval by the City Attorney, to indemnify and defend the City against all damages, claims, judgements, and litigation costs, including, without limitation, attorney's fees awarded to a prevailing party, arising from the approval of the project and all issues related thereto. The City Attorney reviewed the submitted document package and did not find evidence that this was done. You have the following 2 options: 1) authorize the City Attorney to prepare an agreement or 2) submit an agreement for City Attorney's review.

3. [A10 & Resolution No. 2008-85 D3] A minimum of 2 dwelling units off-site shall be provided as rental housing, which shall be affordable to very low to low income households. The off-site units shall be located in the City, either within the City's coastal zone or within 3 miles thereof, and shall not already be designated for or used by persons or families of very low to moderate income levels. The units shall contain at least 850 square feet of habitable space and two bedrooms. Please provide a timeline of when you plan to purchase or construct these units. As the units will need be available for rent within 30-days after the issuance of the Department of Real Estate's "White Report" for Tract No. 50666 and prior to the sale of any residential lot within Tract No. 50666, you will need to provide these units prior to deeming this application complete.

4. [I11] The applicant shall construct an all-weather emergency fire access road in the undeveloped portion of the Paseo del Mar right-of-way in compliance with the plan reviewed and approved by the Los Angeles County Fire Dept. Please identify where this is on the Final Map and please note that the fire access road will need to be in place prior to deeming this application complete.

5. [O3] Lots A, E, F, G, H, I and K shall be dedicated as open space in the Final Map.

Residential Planned Development (Resolution No. 2008-85)

6. [F1] Please submit a fencing plan that includes the following:
    a. A 42" high fence along the length of the bluff top.
    b. A protective fence around the California gnatcatcher habitat areas and around all wildlife corridors.
    c. A decorative fence, min. 5' to max. 6' which allows a minimum of 90% light and air to pass through along all street side setbacks and within all rear setbacks areas of all private residential lots. For all other areas, said fencing shall be required along all property lines directly abutting common open space lots. Said fencing shall meet the

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minimum standard design requirements of pool fencing. Fencing located between the residential lots and the driving range shall be a max. 6' high decorative wire mesh link with links small enough to ensure that golf balls from the driving range will not penetrate said fence. Similar to Tract 50667, the actual construction of the decorative fencing will be required prior to Certificate of Occupancy of the individual residential lots.

d. Solid wall, min. 5' to max. 6' along the west side property line to buffer the public trails from the adjacent residences in the Portuguese Bend Club, consistent with the specifications in the attached approved by the City Council on November 17, 1998.

7. [G1] On September 8, 2017, I emailed Selim Sawaya and Jill Martin corrections to the Public Amenities Plan, Trail and Signage plan. Please submit an updated plan. Please note that this will require City Council review and it will be presented concurrently with the approval of the Final Map.

8. [G2] A plaque commemorating the WWII facility and describing its use shall be placed at Founder's Park. Please indicate if this has already been done and if so, identify the location on the Public Amenities Plan. Otherwise, please propose a location for review and approval.

9. [I3] The applicant shall enter into agreement with the City, which is satisfactory to the City Attorney, whereby the developer assumes liability and responsibility for any repairs that are required to be performed to address land failures or subsidence with the open space lots of Tract 50666. The City Attorney reviewed the submitted document package and did not find evidence that this was done. You have the following 2 options: 1) authorize the City Attorney to prepare an agreement or 2) submit an agreement for City Attorney's review.

<u>CUP 163/Variance – Revision "BB" (Resolution No. 2016-08)</u>

10. [A2 & A3] Please provide documentation on water conservation efforts to support the golf course and related facilities, including but not limited to, de-watering wells, water reclamation, desalinization, reserve osmosis, etc. Providing a letter to this effect will comply with Conditions A2 and A3.

<u>Public Works Review</u>

11. Public Works is currently reviewing the Final Tract Map and conditions of approval to determine any incomplete items. Any outstanding items or corrections will be forwarded to you.

<u>Development Agreement</u>

12. As you are aware, the development agreement between with the City is outdated and based on past conversations, it was to be updated prior to the approval of the Final Map. The existing Development Agreement is being reviewed by the City Attorney. Should there be any changes, the updated version will be forwarded to you for review.